

## III.A.2

**MEMO TO:** City Council

**FROM:** Rosemarie Ives, Mayor

**QUASI-JUDICIAL**

**DATE:** March 6, 2007

**SUBJECT: PUBLIC HEARING: PRE-ANNEXATION ZONING IN NORTH  
REDMOND AT 17619 NE 128<sup>TH</sup> STREET, L060236**

### **I. RECOMMENDED ACTION**

Hold the first of two public hearings required to amend pre-annexation zoning and direct staff to schedule a second public hearing.

### **II. DEPARTMENT CONTACT PERSONS**

Rob Odle, Planning Director, 425-556-2417

Lori Peckol, Policy Planning Manager, 425-556-2411

Sarah Stiteler, Senior Planner, 425-556-2469

Jeff Churchill, Assistant Planner, 425-556-2492

### **III. DESCRIPTION/BACKGROUND**

As part of the 2006-07 Annual Comprehensive Plan Amendment Package, CamWest English Hill LLC, represented by Mr. John Harkness, has proposed a land-use designation and zone change for 10 acres of land commonly known as the Kempin Property, located in the Potential Annexation Area north of the city limit.

The current pre-annexation zoning for the parcel is R1-P. The "P" indicates pre-annexation zoning that may be established or amended by the City, prior to annexation, as allowed by RCW 35A.14.330 and .340. Amendment to, or designation of, pre-annexation zoning involves two public hearings held by the City Council at least 30 days apart. This is the first of the public hearings.

For the first of the two pre-annexation hearings, Council is being asked only to endorse the concept of amending the pre-annexation zoning for the property, not what specifically the zoning should be. At a subsequent study session after that hearing, Council will discuss the Comprehensive Plan Amendment for the Kempin property. Only after the Kempin Comprehensive Plan Amendment has been adopted by the Council will staff return for the second pre-annexation zoning hearing, which will consider the specific zoning designation for the property. Staff has tentatively scheduled the second hearing for April 17, 2007.

### **IV. IMPACT**

- A. **Service Delivery and Fiscal Impact:** Staff does not anticipate a significant difference in service delivery needs nor a substantial fiscal impact as part of the public hearing process.

V. **ALTERNATIVES**

- A. **Provide for amendment of pre-annexation zoning through the public hearing process.** Under this alternative, Council directs staff to proceed with scheduling the second of two public hearings to take place on April 17, 2007. The conducting of the second hearing and subsequent Council action will complete the pre-annexation zoning amendment process. This alternative is consistent with the recommendation of the Planning Commission.
- B. **Discontinue public hearing process.** Ending the public hearing process would be inconsistent with the recommendation of the Planning Commission, and would result in not granting the applicant the benefit of a complete public review of this amendment.

VI. **TIME CONSTRAINTS**

None.

VII. **LIST OF ATTACHMENTS**

**Attachment A:** Map with Proposed Zoning

/s/ \_\_\_\_\_  
Robert G. Odle, Planning Director

2/23/07 \_\_\_\_\_  
Date

Approved for Council Agenda: /s/ \_\_\_\_\_  
Rosemarie Ives, Mayor

2/23/07 \_\_\_\_\_  
Date

Attachment A: Existing & Recommended Zoning Map

